



City of Jacksonville Beach

Regular Meeting Agenda

Community Redevelopment Agency

11 North Third Street
Jacksonville Beach, Florida

Monday, September 26, 2022

3:00 PM

Council Chambers

MEMORANDUM TO:

Members of the City of Jacksonville Beach Community Redevelopment Agency

The following Agenda of Business has been prepared for consideration and action at a Regular Meeting of the Community Redevelopment Agency:

CALL TO ORDER

ROLL CALL

COURTESY OF THE FLOOR TO VISITORS

APPROVAL OF MINUTES

- A. August 17, 2022 Workshop
- B. August 22, 2022 Regular
- C. September 14, 2022 Workshop

STAFF REPORT

- A. September Staff Report

OLD BUSINESS

NEW BUSINESS

- A. Resolution 2022-08, CRA Support for JB1

ITEMS FOR DISCUSSION

- A. Dolphin Depot RD Rezoning Amendment Application

ADJOURNMENT

STAFF REPORT

NOTICE

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (904) 247-6299 no later than one business day before the meeting or by sending an e-mail to CityClerk@jaxbchfl.net.

In accordance with Section 286.0114, Florida Statutes, any member of the public can attend the public

hearing and can be heard on any matter presented before the Agency. Anyone who wishes to provide live public comment should complete a "Speaker Request Card" and submit it to the recording secretary prior to the beginning of the meeting. These forms are available at the entrance of the City Council Chambers for your convenience. Speakers will be called to address the Agency when specified items are under consideration and will be limited to a maximum of three minutes or less, at the discretion of the presiding officer.

Alternatively, written public comment can be submitted in advance and must include the following: (1) First Name, (2) Last Name, (3) Address, (4) Public Hearing Date, (5) Specific Agenda Item(s), and (6) Comments. Written public comments may be submitted by one of the following options: (1) Email to the Agency Administrator at planning@jaxbchfl.net, (2) Postal mail to Community Redevelopment Agency Administrator - Public Comment, 11 3rd Street North, Jacksonville Beach, FL 32250, or (3) Drop off in-person to Planning and Development at City Hall. Written comments that include all required information and are received 24 hours in advance of the meeting will be distributed to the Agency and attached to the related agenda item before the start of the meeting. Written public comments will be read into the record at the appropriate time and will be limited to three minutes of reading time. All comments received are public record.

In accordance with Section 286.0105, Florida Statutes, any person desirous of appealing any decision reached at this meeting may need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

cc: City Manager; City Attorney

**Minutes of Community Redevelopment Agency Meeting
held Wednesday, August 17, 2022 at 3:00 PM
in the Council Chambers**



CALL TO ORDER

This meeting was called to order at 3:00PM.

ROLL CALL

Chairman:	Art Graham	
Board Members:	Frances Povloski	Jeffrey Jones
	David McGraw	Gary Paetau

Also present were: Heather Ireland, Taylor Mobbs, Jim Gilmore, Taylor Mejia, Ashlie Gosset

APPROVAL OF MINUTES

No minutes to approve.

COURTESY OF THE FLOOR TO VISITORS

No visitors.

OLD BUSINESS

A. Cash Flow Projections

CFO Gosset presented the cash flow projections to the agency. She stated the property values were favorable for both districts, and pointed out the projections assume a 50% reduction in the Southend TIF fund, and there is still enough cash flow left to accomplish projects designed in the plan.

B. Latham Plaza RFQ Update

Staff briefly discussed the status of the RFQ with the agency, and stated the scoring committee would be reviewing the applicants August 18, and will bring the preferred candidate back to the CRA at its next meeting.

NEW BUSINESS

A. Downtown Plan Amendment - Maintenance Provision

Staff discussed the need for a downtown plan amendment to cover 'maintenance' within the district. As it is written, only elevated maintenance can be covered by the downtown TIF fund. With the maintenance, the TIF fund will cover anything funded by the agency originally, thus making a higher level of maintenance more feasible. Staff will prepare a formal resolution for adoption at the next meeting.

ITEMS FOR DISCUSSION**A. Marketing Brochure**

Staff gave an example of the template they will be using to create a marketing book for the downtown. This will include census data, growth projections, data from the market analysis, as well as guides to restaurants, bars, shopping, etc.

Staff will continue to develop this book, with plans to print these formally in FY23.

ADJOURNMENT

There being no further business, this meeting adjourned at 4:13PM.

Submitted by: Taylor Mobbs, CRA Coordinator

Approval:

Art Graham, Chairman

Date: _____

**Minutes of Community Redevelopment Agency Meeting
held Monday, August 22, 2022 at 3:00 PM
in the Council Chambers**



CALL TO ORDER

This meeting was called to order at 3:00PM.

ROLL CALL

Chairman:	Art Graham	
Board Members:	Frances Povloski	Jeffrey Jones
	David McGraw	Gary Paetau

Also present were: Heather Ireland, Taylor Mobbs

COURTESY OF THE FLOOR TO VISITORS

No visitors chose to speak.

STAFF REPORT

A. August 22, 2022 Staff Report

Staff updated the agency on the status of various projects within the City. Staff also shared a presentation of the preferred candidate for the Latham Plaza Project, HALFF and Associates. The agency was pleased with this selection, and agreed for staff to work on contract negotiations for scope and fee with HALFF. Staff will be taking the recommendation to Council at a September meeting. Once the Council approves HALFF, negotiations can begin.

APPROVAL OF MINUTES

A. June 27, Workshop Minutes

It was moved by Mr. Jeffrey Jones and seconded by Ms. France Povloski to approve the minutes. All were in favor.

B. July 25, Regular Meeting Minutes

It was moved by Mr. Jeffrey Jones and seconded by Ms. France Povloski to approve the minutes. All were in favor.

DOWNTOWN CAPE

A. Camera system enhancement

At this time, there is no update on the camera project. Staff is working diligently with the

Police Department and Finance to ensure the project moves forward.

OLD BUSINESS

NEW BUSINESS

A. Resolution No. 2022-06: Downtown Plan Amendment - Maintenance Provision

A motion was made to approve resolution no. 2022-06, approving the downtown plan amendment, maintenance provision, by Ms. Povloski. This was seconded by Mr. McGraw. All were in favor.

B. Resolution No. 2022-07: Budget Modification for Bike Racks

A motion was made to approve resolution no. 2022-07, modifying the downtown budget for bicycle racks, by Ms. Povloski. It was seconded by Mr. Jones. All were in favor.

ITEMS FOR DISCUSSION

Staff briefly discussed engaging agency members to assist with door hangers for the upcoming public works open house for downtown infrastructure project(s). When staff has a date for placing the hangers on residents' doors, they will inform the agency members.

ADJOURNMENT

There being no further business, this meeting was adjourned at 3:34PM.

Submitted by: Taylor Mobbs, CRA Coordinator

Approval:

Art Graham, Chairman

Date: _____

**Minutes of Community Redevelopment Agency Meeting
held Wednesday, September 14, 2022 at 3:00 PM
in the Council Chambers**



CALL TO ORDER

This meeting was called to order at 3:00PM.

ROLL CALL

Chairman:	Art Graham	
Board Members:	Frances Povloski	Jeffrey Jones
	David McGraw-ABSENT	Gary Paetau

Also present were: Heather Ireland, Taylor Mobbs, Dennis Barron, Matthew Seeley, Jim Gilmore, Taylor Mejia

OLD BUSINESS

A. Downtown Bollards - Safety

Staff briefly discussed bollard options for the two emergency vehicle entry points onto the boardwalk. After discussion, the agency agreed unanimously to allow staff to move forward with collapsible bollards that matched the aesthetic of the selected decorative bollards.

B. Lighting Update

Planning Director, Heather Ireland, gave the agency a presentation on the lighting plan, the current lights, and some goals intended for the downtown lighting plan. Matthew Seeley of Beaches Energy discussed the issues with the current lighting plan, and how beaches energy can work with staff to resolve many of these issues. Staff provided the agency with some themes for lighting the downtown, historic style versus modern style lighting, and compared the types to the other site furnishing selections made by the agency. After brief discussion, the following were determined:

1. Staff will work with beaches energy to schedule a demo of the preferred lights at a future meeting.
2. Ensure the lights are compatible with the COJB turtle ordinance
3. Work with the Parks Department to determine the best course of action to move forward with the boardwalk lighting project as well (decorative railing)

NEW BUSINESS

A. Support for Local Bill JB-1

Staff discussed the desire of Council to seek CRA support for JB-1, which will reduce the seating and square footage requirements for businesses seeking a 4COP license. Staff

explained this bill is for restaurant establishments only, and anyone who would qualify must have at minimum 51% of its sales derived from food and non-alcoholic beverages.

After brief discussion, the agency unanimously agreed they were in favor of supporting a formal resolution.

ITEMS FOR DISCUSSION

A. Facade Grant Program - FY23

Staff provide the agency with a one page overview of the Facade Grant Program for FY23. Staff informed the agency this will be the document circulated throughout the business community. The agency did not have any questions regarding the program, and are excited to see this come to fruition in FY23.

ADJOURNMENT

There being no further business, this meeting was adjourned at 4:06PM.

Submitted by: Taylor Mobbs, CRA Coordinator

Approval:

Art Graham, Chairman

Date: _____



Community Redevelopment Agency, Jacksonville Beach

Staff Report

September 2022 (Updates as of September 16, 2022)

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ECONOMIC DEVELOPMENT PRIORITIES AND INITIATIVES:

- **CRA Branding/Logo:** the CRA has formally chosen the following logo, to be adopted via resolution



- **“Quality of Life”:**
 - **Infrastructure Upgrades**
 - **Upgraded Dune Walkovers (Public Beach Access)**
 - **Upgrades to Public Spaces**
 - Latham Plaza
 - P3 Project on Latham Plaza Parking Lot
 - Investments into South Beach Park
 - Investments into Bike Racks and Hardscapes
 - Landscaping Upgrades
 - Public Art Implementation
 - Lighting Upgrades (Safety)
- **Incentive Plans:**
 - Utilizing CRA funds to give existing and potential businesses opportunities for assistance.
- **Market Analysis:**
 - The analysis is intended for the recruitment of an appropriate business/developer for the lot adjacent to Latham Plaza, however, the market analysis will encompass data from the entire district/downtown. This will help staff further determine what type of businesses we need to be seeking.
- **CAPE Program:**
 - Having the police initiative specifically for the downtown district, helps to improve quality of life by improving safety, which will help in attracting businesses.

DOWNTOWN CAPE UPDATE:

Traffic enforcement in the CBD was a large focus for us over the Holiday weekend. Loud exhaust, loud music, running stop signs, and other various related issues were the focus of our enforcement efforts. A directed traffic enforcement effort was conducted on Sunday the 4th during peak afternoon times as well as Monday the 5th to specifically address some of the complaints we have received. The crowd in the CBD was light and over all made for a great weekend. The officers in the unit are still making solid gun and drug arrests each week, which are making a positive impact on our area. The numbers from our traffic deployment were as follows: Sunday Totals- 35 traffic stops for 32 citations and Monday Totals- 58 stops for 79 citations which led to 3 arrests.

With the recent additions to staffing, we should be looking to fill our last DT CAPE vacancy position soon.

Commander Bingham has been tasked with handling the camera system upgrades and is working diligently to get contract approvals for the upgrades.

PARKS AND RECREATION:

- Parks and Recreation staff has talked with the playground contractor and the recommendation regarding safety striping around the swing sets is to replace the green turf with a blue turf to differentiate the space that is walkable, versus space that is in the path of the swing. This amount is approximately \$30,000.00 and is covered in the contingency budget for the playground. No budget amendment will be necessary.
 - Staff asked about doing just a band of a different color around the swing area, however, the way turf is installed, it is safer to replace one large section.
 - Staff also received comments from citizens and visitors using the playground on the safety issue of the swing space being clearly marked, and the spaces at the base of the slides. This cost estimate includes both of those areas being replaced with a different color turf.
- Turf color has been replaced as of 7/18/22.
- The water tower has been installed. Parks is working with the contractor to get the turf and padding installed underneath (as of 7/18/22)
- The playground is fully open and operational! Staff has received excellent reviews from patrons on the quality of the playground area.
- Median Plantings on South Beach Parkway and Jacksonville Drive
 - Irrigation issues have been resolved as of January 2022
 - The Parks and Recreation Department will be using a contractor for the median plantings. With various projects going on, it was decided the best way to ensure the medians are done was to contract the work out. The contractor is currently under contract with parks, and will be planting the medians beginning late summer/fall 2022. This is due to 'seasonal' issues. The current season for landscape contractors is grass season, and many of them will not plant until the fall. The contractor who will be doing the work is Brightview.
- Staff submitted the playground for an FRA award for the annual conference in October 2022.
- Parks is aware that parking is sometimes scarce in the park. At this time, the Parks department is monitoring the lots to track the peak times for parking issues. After a few weeks of monitoring, staff will review the data provided and look into solutions, if there becomes a need for one. Staff has already discussed a few options for parking solutions if need be.
- Former memorial site (located behind sneakers) set to be cleared out week of August 22nd.
- Parks staff is working with the contractor to finalize plans for the new sidewalk entrance to the park.
- Parks staff will be coming to the CRA for funding to repair portions of the skate park at a future date.

PUBLIC WORKS:

- Downtown Redevelopment Project- Phase 3B (2nd St. N. from Beach Blvd. to 6th Ave. N) will be designed and constructed at a future date (FY 2024)
- Phase 3C - Downtown Redevelopment Projects 4 & 5 – Design Engineering being completed by GAI. PW Staff is continuing to respond to public input from the web map with GAI and work towards a 90% public meeting date of 09/28/2022.
- Phase 3C - Storm Drainage Project 3 –Jones Edmunds (with Hanson Engineering). PW has updated the CRA CIP to phase the projects to fit into the desired schedule to assure project availability. PW Admin Staff secured Jones Edmunds to continue design on the various phases of project 3, to include Central Basin Restoration Design, Central Basin Pump station Replacement and South Basin Pump station Replacement. They were able to continue with new scope/fees based on the previously approved budget.
- Southend Stormwater projects – Jones Edmunds/Hanson. PW Admin Staff secured Jones Edmunds (and Hanson) to design the South Basin Pump station Replacements.
- Pond “C” (Bank of America Pond/Ocean Terrace Pond) is being “studied” by Jones Edmunds to determine why it is not functioning as it was designed, and alternatives for future repairs and recommendations.
- PW has no additional projects to add to the Southend CRA district per the parameters allowed on replacement.
- Phase 3C Project 7 has been submitted for inclusion in the upcoming CIP. This will be the north area of the Downtown Business District from 6th Ave. N to 9th Ave. North, between 3rd Street and beach ends.
- South Beach Parkway Road Improvements (Phase 3) – Ocean Terrace - Jacksonville Drive Project is moving along in construction as planned. Contractor is making good timing as they move along. There is a buried electric conflict that is being addressed by BES. This will require the relocation of some major electric. The PO’s for this have been issued and BES/Heart/Calloway are proceeding with the relocation.
- Dune Walkovers – The next 8 walkovers for construction beginning Nov 2022 are assigned to Four Waters (and ATM). The designs have been submitted to FDEP for permitting. We are getting closer to bidding. These include the following:
 - 16th Avenue North (Outside CRA) - (Non-ADA Ramp)
 - 8th Avenue North – (Stairs)
 - Pier Parking Lot (between 4th & 5th Ave North) – (Stairs)
 - Seawalk Pavilion (between 2nd & 1st Ave North) - (Non-ADA Ramp)
 - 3rd Avenue South – (Stairs)
 - 7th Avenue South - (Stairs)
 - 10th Avenue South - (Non-ADA Ramp)

- 22nd Avenue South (Outside CRA) - Stairs
- Beach Outfalls – Four Waters (and ATM) is currently underway designing and DEP permitting. This will allow construction for this project to be completed over two years (or one if contractor can complete it) to be constructed November 2022 and November 2023.
- Stormwater/Road Improvements (America Ave.-Phase 2 of Jax Drive) – Hanson Engineering has been assigned design.
- Stormwater Outfall Improvements – South Basin outfall ditch clearing project awaiting bid.
- The pedestrian crossing signal near Paradise Key was destroyed by an automobile. PW Staff has secured replacement and parts/supplies have been issued. The PO for replacement is issued.

PLANNING/BUILDING DEPARTMENT:

- Dolphin Depot site (across from Margaritaville)
 - Trevato Development Group purchased the site
 - Development currently unnamed, but representatives of the developer stated it will be a “unique mix of hotel and residential project that does not exist in NE Florida”
 - Revised RD application submitted, in review for sufficiency
 - Staff reviewed and sent back for additional information from applicant. More information to come.
 - For discussion at CRA meeting 9/26/22
- Azure Property (former Waterfall Property)
 - Change in ownership
 - Anticipate official building permit within 12 months
 - 24 units total, all ocean view
 - Units starting at \$1.5Million and go up to \$6 million
 - 2,000-6,000 square foot units
 - Renovating existing sales trailer
 - Currently under permit review, should begin vertical construction in the next 60-90 days
 - Of the 24 units planned, only 3 remain for sale.
 - Issued a foundation only permit to begin work on the pilings, waiting revised plans regarding height issue prior to issuing the final permit
 - Pilings will be drilled for the next month or two
- Marc Angelo Project (downtown)
 - Vertical construction to begin soon, all underground construction completed as of June 2021
 - Restaurants announced coming are:
 - Jekyll Brewing, leasing approximately 6000 sq ft of indoor space and 2000 sq ft of outdoor space
 - Oaxaca Club (Mexican Food)
 - Private event space
 - Build out for Oaxaca Club is in permitting and review, Senior Planner approved, currently under Fire Marshall Review.

- Both restaurant spaces received conditional use approval for their outdoor seating from the Planning Commission. Construction is still underway.
- Springhill Suites
 - Construction underway
 - Due to unforeseeable circumstances, project is slightly delayed
- Dick Mondell's
 - Burger restaurant based out of Gainesville, FL going to the former carwash location.
 - Walk-up and drive through service only
 - <https://www.dickmondells.com/> website for more information and menu
 - No anticipated opening date at this time
 - Finally planning for permits going on now, with staff anticipating receiving the permits in 30-60 days
 - Conditional use approval granted for outside seating
 - Development plan currently in approval process, should be ready to submit for building permit soon
 - Finalizing preconstruction coordination with PW department
- Gallery Project
 - RD Rezoning has been filed and in in sufficiency review now for a multiphase redevelopment project. (30-day timeline for review)
 - Once rezoning has been reviewed, and is deemed sufficient, will come before the CRA for review (& planning commission)
 - Scheduled for 7/25 Council and Planning Commission meetings
 - Passed its first reading at City Council
- Habibis
 - Plans under review
 - Building and area deemed unsafe, were cited by the Fire Marshall 7/12/22 to secure the building and fence area
 - Application for parking variance goes to planning commission 10/4/22

STAFF/MISC. UPDATES:

- Maintenance Plan
 - Maintenance plan for review at the June 2022 meeting.
 - Downtown District Maintenance/Plan Amendment to include Maintenance Provisions:
 - It was found by staff that due to language in the 2015 Downtown Plan Amendment, funding of maintenance in the downtown is restricted to only 'elevated' maintenance. This means that any of the maintenance the CRA wants in the downtown cannot be funded out of the trust fund if it is the same maintenance that is done City wide. The funds have to be spent from general fund dollars allocated to the parks and recreation department, severely limited the amount of money that can be spent. Staff is drafting a resolution to adopt, similar to the 2017 resolution adopted that updates the maintenance requirements for the Southend, and will bring this before the agency once the Southend plan amendment has been finalized. This will also formally include the downtown maintenance plan as an attachment, with the understanding that the plan is an evolving document annually.
 - Downtown Plan Amendment for Council approval at its October 3 meeting
- Pier Update
 - Staff working with DixHite on status of pier entry way and process, more information to come to CRA
 - Anticipated completion date of pier summer 2022 (COJ Project)
 - DixHite to attend a March workshop, tentatively scheduled for March 16th, to discuss
 - Please note: Per an MOU with the City of Jacksonville in 2002, COJ will maintain the costs associated with the pier, but COJB **must** provide a minimum of 100 parking spots for pier use only. That is the intended use for the parking lot located directly in front of the pier.
 - DixHite is addressing comments made on the permit from Moffatt & Nichol (engineering firm), and have a set of finalized plans ready end of next week. The civil team with Moffat & Nichol will be reviewing comments with staff, and working to submit the final plans. Once submitted FDEP will respond within 30 days of the submittal date. If approved, they will provide the final permit within 90 days.

- **PLEASE NOTE:** this is not the first submittal to FDEP. As stated before, DixHite has submitted and DEP had comments that needed addressing. DixHite is working with the engineering firm to implement comments on this resubmittal.
 - Public Works received a request from Springhill Suites to take over the section of parking lot currently used by COJ once they vacate the space (anticipated June 2022). Springhill stated they would need the parking lot space until January 31, 2023. Public Works is working with Springhill to allow them to utilize this space. This new parking space will allow them to vacate the empty lot they are currently using as a lay down yard, thus decreasing the amount of large trucks moving materials along that span of 1st Street.
 - Staff is working with parks and recreation to get an RFQ prepared for the construction of the pier parking lot project. Once springhill vacates in January 2023, staff would like to see the construction kick off, to limit the amount of 'down time' between construction. Further updates to come as appropriate.
 - Pier is now open
 - Springhill Suites occupying portion of the parking lot
- Downtown Hospitality Meetings
 - Mayor Hoffman organized this series of monthly meetings, and gives staff an opportunity to listen to the business community needs, and give updates when appropriate
 - No September meeting, meetings expected to occur in Oct or Nov, then be on hold until 2022
 - Staff attended the February 22 meeting and gave a brief update on the CRA, and invited attendees to participate in CRA Meetings for more updates, as well as follow our City Facebook page
 - No new hospitality meetings scheduled at this time.
 - Staff attended the hospitality meeting in May 2022. Staff briefly mentioned the CRA updates coming soon (bike racks, site furnishings, incentives FY23, etc.)
- Horn Ct./Sunshine Lots
 - All of the parcels have sold, the CRA will be receiving \$354,529.00 for its investment in the lots.
 - All lots have closed.
- Incentive Plan Update
 - Staff has completed the survey, and completed the post cards to be sent to all property owners.
 - Post cards sent to business owners' week of 10/18/21, and staff along with board members distributed postcards to business owners/managers in the downtown.
 - As of 11/4/2021, received 30 survey results
 - Extended deadline through end of November to allow time for more results
 - Staff will present final findings of this survey, as well as draft of the incentive package, during the January 2022 meeting
 - Staff utilized the data received from survey results to create an item on the January 2022 agenda to review results and next steps

- CRA Board approved staff and the southern group to utilize the data collected to create an incentive package for consideration by the board
- Staff has added line items for the incentive to the proposed budget due to finance by April 25, 2022. Staff anticipates approximately \$500,000.00 for “Beautification Grants” and \$1,250,000.00 for Retail Enhancement Project Grants. If approved, these will be available in FY23.
- Due to other projects, staff is reevaluating the amounts allocated for the budget. Still moving incentive plans forward in FY23.
- As of June 20, 2022, staff has allocated \$500,000 for the incentive program in FY23. This will be to cover the beautification grant program (façade grant)
- Final CRA budget for approval by Council 9/19/2022 – including incentive programs

● Art Master Plan Committee Plans:

- Staff working to implement changes requested by the board to the application/process
- Staff met with legal in January of 2022 to make sure the process and creation of the advisory committee did not violate any state or local legal requirements
- Staff will work with the City Clerk to finalize the application for the committee and get the application out to the public. Staff will then select the best candidates to bring before the CRA for final selection approval
- Resolution 2022-01 for consideration at the February 28, 2022
- Staff will be reviewing applicants after the March 31st deadline, and will bring staff recommendations to the board in April 2022.
- Staff has attached a memo and resolution requesting the approval of 7 (seven) candidates for this committee. This is different than the originally anticipated 5 (five) members. After staff deliberation, we felt it was best suited for the board to have 7 members.
- The Art Committee had its kickoff meeting May 10. Staff outlined some priority locations for the committee to review, as well as some operating procedures and guidelines, all which will be discussed at their first official meeting June 16th, from 3-5PM. Moving forward, all of their meetings will be on the 3rd Thursday of the month, from 3-5PM, in Council Chambers.
- Due to unforeseen circumstances, the schedule art committee meeting on June 16th did not occur due to lack of a quorum. Staff reminded the committee that the regular meetings will occur on the third Thursday of the month, from 3-5PM. The first in person meeting of this committee will now commence on July 21, 2022.
- The first committee meeting went very well, and the advisory board already has ideas for concepts for the initial art locations. They will be adopting their bylaws at the August/September meeting. More updates to come.
- Staff finalizing plans for Call to Artists to be issued in November for the former war memorial site and two murals
- Wayfinding Signage Plan

- Staff anticipates using a piggy back contract for the wayfinding sign plans
- Bicycle and Hardscapes
 - Staff has given their changes to the RFQ to procurement department. Procurement is handling the procedural aspects of the RFQ and anticipate the RFQ being out by the end of June. The bid will be open for 30 days and then a selection committee of staff will review. The selection committee will include: CRA Coordinator, Planning Director, and Parks and Recreation Superintendent . once the review is complete, staff will bring the preferred candidate to the CRA
 - Staff has begun the process of getting the bike racks ordered, locations have been evaluated, and noted for locations that will need additional site work
 - Council approval for bike racks budget modification at its 9/19/22 meeting

/Code Enforcement/Violations

- Should there be a need to report a code enforcement violation, please follow this link to fill out the form to report the issues to our code enforcement officer:
<https://www.jacksonvillebeach.org/FormCenter/Planning-Development-6/Report-a-Code-Enforcement-Violation-57>
- This link will show the code enforcement page, with examples of typical violations:
<https://www.jacksonvillebeach.org/FormCenter/Planning-Development-6/Report-a-Code-Enforcement-Violation-57>
- If you see an issue and have further questions or concerns, please reach out to Nikki Beavers in the planning department (code enforcement officer). 904-247-6284
- Irrigation and Planting in the Downtown:
 - The repairs are ongoing, with plans to be complete prior to spring, to allow for time for new planting to occur
- Landscaping around the Community Center
 - Will occur simultaneously with the sidewalk project at South Beach Park entrance.
- Upcoming Events:
 - Fall Food Festival: October 2, 2022, 11AM-5PM at Latham Plaza
 - Moonlight Movie: October 21, 2022, 9PM-1130PM at Latham Plaza
 - Jax Beach Vintage Flea Market: October 29, 2022, 6AM-5PM at 433 Pablo Avenue. (Pablo Ave will be closed and the market will be held on the road)

To access these events, on the COJB homepage, scroll down to the calendar and underneath click "view all events". Once selected, you will be on a page where you can select which calendars (events, council, etc.) you wish to see. When you click on a date in the calendar, it will bring up information on any events or meetings occurring that day.

- Lighting Update
 - Staff has met with Beaches Energy to get each other up to speed on the plan. After discussions, it was determined that the lighting styles would not change, since turtle lighting and police input was considered when these lights were chosen. Here are some examples of the types of lighting expected (please note these are examples, NOT the final lights chosen)
 - Beaches Energy will attend May meeting to discuss with the CRA
 - An internal meeting with Beaches Energy occurred on May 10, 2022. Beaches Energy has recognized some of the lighting options and locations as obsolete since the plans are several years old now. Beaches Energy is working with DixHite and the CRA staff to identify starting points, and alternate solutions to lighting that may be obsolete now. Beaches Energy is also working with the building department to be compliant with the newly added turtle lighting ordinance.
 - Most recent meeting with Beaches Energy occurred on June 3, and the plans overall concept and potential issues were discussed in detail. Due to the age of the plan, beaches energy and its engineers are working out of the current plan, and trying to tie the locations and planned lights to the current ordinances and lighting types available. Staff is meeting with beaches energy and the public works department on June 28 to discuss the next steps to begin the implementation. Staff has also compared the locations of this plan with the bike racks and site furnishing plans to ensure the locations make sense, and there are no areas of major overlap.
 - Staff is working with Beaches Energy to select a few options of lights and poles for installation throughout the downtown plan. Staff, along with Beaches Energy, will present these to the agency at a meeting in the fall.
- Future Meeting(s):
 - Resolution 2022-09: Latham Plaza Award
 - Staff reviewing and scoring on August 18th... staff will bring the preferred candidate to the CRA for review and comments.
 - Resolution 2022-10: Police Dept. Camera Upgrades
 - Once PD is ready, this will formally allocate funds to this project
 - LCD/Comp Plan Consultants will be meeting with the CRA in a workshop format on October 20, 2022. This will be held in place of a CRA workshop. CRA will ONLY meet October 20 and October 24.



City of Jacksonville Beach • 11 North Third Street • Jacksonville Beach, FL 32250

CRA AGENDA ITEM	
TO:	CRA
FROM:	Staff
DATE:	08/25/2022
SUBJECT:	

BACKGROUND

At the CRA workshop held on September 14, 2022, the agency came to consensus to support City Council in its endeavor to introduce legislation in the form of JB1.

FINANCIAL IMPACT

None.

REQUESTED ACTION

Adopt/Deny Resolution No.2022-08 in support of JB1, reducing the minimum square footage and seat requirements for a 4-COP license in the Downtown central business district.

ATTACHMENTS

1. 2022-08 JB1 Support
2. Draft Proposed Legislation

CRA RESOLUTION NO. 2022-08

A RESOLUTION OF THE CITY OF JACKSONVILLE BEACH COMMUNITY REDEVELOPMENT AGENCY, EXPRESSING ITS SUPPORT FOR LOCAL BILL JB-1 TO BE CONSIDERED BY THE DUVAL COUNTY LEGISLATIVE DELEGATION CREATING A SPECIAL ZONE IN THE CITY OF JACKSONVILLE BEACH KNOWN AS THE DOWNTOWN INCENTIVE ZONE SO AS TO PROVIDE AN EXCEPTION TO SECTION 561.20(1), FLORIDA STATUTES, FOR SPACE, SEATING, AND MINIMUM GROSS REVENUE REQUIREMENTS FOR SPECIAL ALCOHOLIC BEVERAGE LICENSES FOR PUBLIC FOOD SERVICE ESTABLISHMENTS WITHIN THE DOWNTOWN INCENTIVE ZONE; PROVIDING FOR ADOPTION OF RECITAS, REPEAL OF PRIOR INCONSISTENT RESOLUTIONS AND CRA DECISIONS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, with redevelopment taking place in the downtown area of the City of Jacksonville Beach ("City"), it can be anticipated that smaller tenant spaces may be created that could accommodate smaller public food service establishments that would be unable to qualify for a full alcoholic beverage license under the current state and local regulations; and

WHEREAS, lowering the space and seating requirements for those establishments within a special zone that derive at least 51 percent of its gross food and beverage revenue from the sale of food and nonalcoholic beverages would allow smaller public food service establishments to qualify for a special alcoholic beverage license; and

WHEREAS, the legislation will allow for the minimum space and seating requirements that derive at least 51 percent of its gross food and beverage revenue from the sale of food and nonalcoholic beverages within the Downtown Incentive Zone, which is bounded by 3rd Street, the Atlantic Ocean, 6th Avenue North, and 2nd Avenue South; and

WHEREAS, at its workshop meeting on September 14, 2022, the Community Redevelopment Agency vocalized its support of the City Council proceeding with the process to initiate JB-1; and

NOW, THEREFORE, BE IT RESOLVED BY THE JACKSONVILLE BEACH COMMUNITY REDEVELOPMENT AGENCY THAT:

SECTION 1. The Community Redevelopment Agency hereby expresses its support of Local Bill JB-1 to be considered by the Duval County Legislative Delegation for the 2023 State Legislative Session. Said Local Bill JB-1 provides for an amendment to the Laws of Florida to create a special zone in the City of Jacksonville Beach known as the Downtown Incentive Zone to allow for an exception to statute 561.20(1), Florida Statutes, for space, seating, and minimum gross revenue requirements for special alcoholic beverage licenses for public food service establishments within the Downtown Incentive Zone. A true and correct copy of said Local Bill JB-1 is attached hereto as **Exhibit 1.**

SECTION 2. This resolution shall take effect upon its adoption.

DULY ADOPTED IN OPEN MEETING THIS 26TH DAY OF SEPTEMBER, 2022.

Art Graham, CHAIRMAN

CHAPTER 2023-_____

House Bill No. _____

An act relating to the City of Jacksonville Beach, Duval County; creating a special zone in the City of Jacksonville Beach; providing boundaries; providing an exception to general law; providing space, seating, and minimum gross revenue requirements for special alcoholic beverage licenses for public food service establishments in described areas; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. There is hereby created a special zone in the City of Jacksonville Beach to be known as the Downtown Incentive Zone for the purposes of this act. The area is described as:

All lands bounded by 3rd Street, the Atlantic Ocean, 6th Avenue North, and 2nd Avenue South.

Section 2. Notwithstanding s. 561.20(1), Florida Statutes, in the area herein described as the Downtown Incentive Zone, the Division of Alcoholic Beverages and Tobacco of the Department of Business Regulation may issue a special alcoholic beverage license to any public food service establishment that is equipped to serve 50 or more persons at one time and occupying not less than 1,200 square feet of service area which derives at least 51 percent of its gross food and beverage revenue from the sale of food and nonalcoholic beverages; provided that such licenses shall be subject to local zoning requirements and to any provision of the alcoholic beverage laws of the state and rules of the division not inconsistent herewith.

Section 3. This act shall take effect upon becoming a law.



City of Jacksonville Beach • 11 North Third Street • Jacksonville Beach, FL 32250

CRA AGENDA ITEM	
TO:	Community Redevelopment Agency
FROM:	Heather Ireland, Director Planning and Development Department
DATE:	08/25/2022
SUBJECT:	Dolphin Depot RD Rezoning Amendment Application

BACKGROUND

The subject property is comprised of three separate but contiguous vacant parcels located on the city block bound by 1st and 2nd Streets North and 6th and 7th Avenues North. The property does not include the existing multiple-family residential building at 160 7th Avenue North. The subject property is under new ownership as of October of 2021 and the new owner/developer desires to develop the property as originally imagined under a 2016 rezoning application, and 2017 amendment, with some minor modifications.

A previous owner applied to rezone the property to Redevelopment District: RD in 2012 to accommodate a mixed-use multiple-family residential and commercial project. That project was never constructed, and in 2015 a new applicant applied to amend the RD zoning to accommodate a mixed-use, multiple-family residential and commercial development to take advantage of a vested height of 68 feet. The 2015 RD zoning amendment project had 54 residential units, 36 hotel rooms, and 2,500 square feet of retail. In 2017, the previous property owner applied to further amend the RD zoning to accommodate 54 residential units, 57 hotel rooms, and approximately 2,500 square feet of commercial space on the same footprint as the 2015 application. Additionally, the 2017 application proposed a different architectural style than the 2015 application.

The current owner of the property plans to develop the site as originally approved with some minor modifications. The project is still proposed to have 54 multiple-family dwelling units and 57 hotel rooms with an integrated restaurant space of approximately 4,000 square feet including outdoor seating, and approximately 1,000 sq. ft of retail space. The proposed building height is 67 feet 6 inches, which is permitted through a negotiated settlement of a previous owner. The building's footprint remains unchanged, and parking will be provided through both surface and structure parking. An updated building elevation is provided in Exhibit 3 of the application, and does not significantly differ from the 207 RD zoning amendment application.

Both the 2015 and 2017 RD applications were found to be consistent with the Jacksonville Beach Community Redevelopment Plan, and this proposed minor modification to the RD zoning maintains that consistency. Staff recommends **approval** of the rezoning amendment application.

FINANCIAL IMPACT

None



City of Jacksonville Beach • 11 North Third Street • Jacksonville Beach, FL 32250

REQUESTED ACTION

Recommendation to Planning Commisison and the City Council to approve the Redevelopment District: RD Zoning District amendment to the Dolphin Depot property.

ATTACHMENTS

1. Dolphin Depot RD Amendment Application



REZONING APPLICATION

RECEIVED

JUL - 8 2022

PC No. 18-22
AS/400# 22-100090
PC HEARING 8/22/22

This form is intended for use by persons applying for a change in the boundaries of a specific property or group of properties under the person or persons control. A rezoning is not intended to relieve a particular hardship, nor to confer special privileges or rights on any person, but to make necessary adjustments in light of changed conditions. No rezoning may be approved except in conformance with the Jacksonville Beach 2030 Comprehensive Plan Elements. An application for a rezoning shall include the information and attachments listed below, unless the requirement for any particular item is waived by the Planning and Development Director. All applications shall include a \$1,000.00 filing fee, as required by City Ordinance. A separate fee for advertising costs will be assessed accordingly.

APPLICANT INFORMATION

Land Owner's Name: Jax Beach II LLC
Mailing Address: 177 4th Avenue North, Suite 200, Jacksonville Beach, FL 32250

Telephone: _____
Fax: _____

Applicant Name: Jax Beach II LLC
Mailing Address: 177 4th Avenue North, Suite 200, Jacksonville Beach, FL 32250

E-Mail: _____

Telephone: _____

Fax: _____

E-Mail: _____

NOTE: Written authorization from the land owner is required if the applicant is not the owner.

Agent Name: Driver, McAfee, Hawthorne & Diebenow, PLLC
Mailing Address: One Independent Drive, Suite 1200, Jacksonville, FL 32202

Telephone: (904) 807-0185

Fax: _____

E-Mail: ctrimmer@drivermcafee.com

Please provide the name, address and telephone number for any other land use, environmental, engineering, architectural, economic, or other professional consultants assisting with the application on a separate sheet of paper.

REZONING DATA

Street address of property and/or Real Estate Number: 173944 0000 174257 0000 174255 0000

Legal Description (attach copies of any instruments references, such as but not limited to deeds, plats, easements, covenants, and restrictions): See attached.

Current Zoning Classification: RD Future Land Use Map Designation: Commercial

Proposed Zoning Classification: RD

REQUIRED INFORMATION		Attached?	
		Yes	No
1. A copy of the relevant Duval County Property Assessment Map, showing the exact location of the land proposed for the amendment, with the boundaries clearly marked;		☒	☐
2. An 8½" x 11" vicinity map identifying the property proposed for amendment;		☒	☐
3. An aerial photograph, less than twelve (12) months old, of the land proposed for amendment, with the boundaries clearly marked;		☒	☐
4. For a rezoning, include a narrative description of the proposed amendment to the Zoning Map designation and an explanation of why it complies with the standards governing a rezoning the LDC.		☒	☐

Applicant Signature: [Signature] Date: 7/7/2022

Agent Authorization

City of Jacksonville Beach Planning and Development Department
City Hall First Floor
11 North Third Street
Jacksonville Beach, Florida 32250

Re: Agent Authorization for 705 2nd Street North, 704 1st Street North, and 0 7th Avenue North (RE#s 173944 0000; 174257 0000; 174255 0000)

Ladies and Gentlemen:

You are hereby advised that Matthew S. McAfee, as manager of Contega Business Services, LLC, a Florida limited liability company, the sole manager of Nueces LLC, a Florida limited liability company, the sole manager of Jax Beach II LLC, a Florida limited liability company, hereby authorizes and empowers Driver, McAfee, Hawthorne & Diebenow, PLLC, to act as agent to file an application for rezoning, modification to rezoning, and such other entitlements as may be required for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change as submitted to the Jacksonville Beach Planning and Development Department.

JAX BEACH II LLC, a Florida limited liability company

By: NUECES LLC, a Florida limited liability company, its sole manager

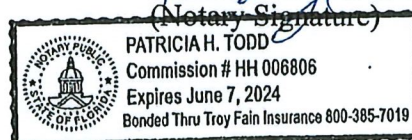
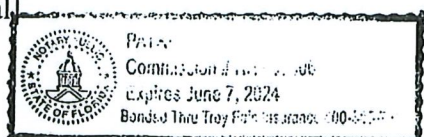
By: CONTEGA BUSINESS SERVICES, LLC, a Florida limited liability company


Matthew S. McAfee, its manager

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27 day of June, 2022 by, Matthew S. McAfee manager of Contega Business Services, LLC, a Florida limited liability company, the sole manager of Nueces LLC, a Florida limited liability company, the sole manager of Jax Beach II LLC, a Florida limited liability company, on behalf of the company, who is ☒ personally known to me or ☐ has produced _____ as identification.

[Notary Seal]



NARRATIVE DESCRIPTION

DOLPHIN DEPOT REDEVELOPMENT

August 31, 2022

I. Introduction:

This rezoning to Redevelopment District (“RD”) is for the Dolphin Depot property located at 705 2nd Street North, 704 1st Street North, and 0 7th Avenue North (RE#s 173944 0000, 174257 0000, and 174255 0000) (collectively, the “Property”) as more particularly described in the legal description attached hereto as Exhibit 1. The Property has a history of redevelopment efforts including rezoning to RD district by Ordinance 2016-8070, as amended by Ordinance 2017-8089. This RD filing provides an updated narrative description to reflect the current programming for the project with the corresponding site plan and building elevation drawing attached hereto as Exhibit 2 and Exhibit 3, respectively. Items such as colors and materials shown on these exhibits are conceptual and may be updated throughout the design and buildout of the Property.

II. RD Requirements:

1. *An 8 1/2” x 11” vicinity map identifying the Property proposed for amendment:*

See attached Exhibit 4.

2. *An aerial photograph, less than twelve (12) months old, of the land proposed for amendment, with the boundaries clearly marked:*

See attached Exhibit 5.

3. *For a rezoning, include a narrative description of the proposed amendment to the Zoning Map designation and an explanation of why it complies with the standards in the LDC governing a rezoning:*

A. Existing conditions on the Property:

The Property is bounded on the north by 7th Avenue North, on the east by 1st Street North, on the south by 6th Avenue north, and on the west by 2nd Street North. The Property is currently undeveloped and vacant.

B. Existing surrounding uses:

The surrounding uses are as follows:

North	Single and multi-family residential
East	Hotel, bar and grill
South	Commercial strip center
West	Single-family residential

C. Proposed Mixed-Use Development

Jax Beach II LLC, Owner of the Property, proposes a six (6) story, mixed use project with fifty-four (54) multi-family dwelling units, fifty-seven (57) hotel rooms, integrated restaurant space including outdoor seating, and approximately one thousand fourteen (1,014) square feet of commercial retail space. The project will be heavily amenitized to cater to residents, hotel guests and patrons.

The maximum height for this development is sixty-eight (68) feet subject to providing the required side yard setbacks. As currently proposed, the maximum height is sixty-seven (67) feet six (6) inches. The allowable height is greater than thirty-five (35) feet due to the negotiated settlement with a previous owner and the City of Jacksonville Beach as memorialized in the 2016 and 2017 RD approvals.

Surface parking is provided along with garage parking spaces located on the first and second floors.

D. Consistency with the Jacksonville Beach Community Redevelopment Plan ("CRP"):

The proposed redevelopment is consistent with the general purpose and intent of the CRP and specifically contributes to the following objectives:

General Objectives:

1. Eliminate the conditions of blight and prevent the spread of blighting conditions.
2. Encourage the core downtown area to develop as the center for cultural, entertainment and community activities within the City.
3. Provide for reasonable plan flexibility in accommodating unforeseen private sector initiatives and future economic trends, consistent with these redevelopment objectives.

Economic Objectives:

1. Increase the tax base in the Community Redevelopment Area to assist in financing public actions to support redevelopment.
2. Encourage the re-creation of a compact mixed-use core area, oriented to recreation, entertainment, specialty retail tourism and housing.

Land Use Objectives:

1. Encourage the development of a mix of activities in the core area including residential, retail, hotel and office.

2. Control the amount of land zoned for commercial use to stabilize predominately residential areas and concentrate commercial activity in the core area.

Circulation and Parking Objectives:

1. Promote greater pedestrian circulation in the core area particularly along 1st Street and the boardwalk.
2. Maintain the existing street pattern with improvements as necessary to accommodate new development.

Urban Design Objectives:

1. Promote standards of high quality in new development and rehabilitation consistent with the desired image of Jacksonville Beach.
2. Promote compatibility and integration among public and private developments.

E. Consistency with the LDC applicable to RD zoning. A preliminary development plan for a RD zoning district designation shall comply with the following standards:

1. *Land Area.* Development shall be approved only on land having an area which is deemed to be adequate and appropriate.
2. *Permitted Uses:*
 - a. Multi-family residential dwellings, including apartments and condominiums.
 - b. Hotels and motels.
 - c. Restaurants with outdoor sale and service, including roof top service.
 - d. Miscellaneous amusement and recreation services.
 - e. Any other permitted or accessory use within Sections 34-342(b) and (c) of the C-1 zoning district, attached hereto as Exhibit 6.
3. *Prohibited Uses:* The uses specifically prohibited in Section 34-347(c)(3)i.2.ii of the RD zoning district regulations, attached hereto as Exhibit 7, shall not be permitted.
4. *Conditional Uses:* This RD adopts the conditional uses reflected in Section 34-342(d) of the C-1 zoning district, attached hereto as Exhibit 6, unless otherwise modified by the permitted and prohibited uses herein. Bars, lounges, nightclubs, taverns or other drinking places may include outdoor sale and service, including

roof top service, and may be located on the Property notwithstanding the distance requirements in section 34-393(2) or the supplemental requirements in section 34-407(a) and (b).

5. *Dimensional Standards:*

- a. Minimum lot area and width: None.
- b. Minimum yards:
 - i. Front (6th Avenue North): None.
 - ii. Side (1st and 2nd Street North): None; provided, however, that two (2) feet of total side yard setback shall be provided for each foot the primary structure exceeds thirty-five (35) feet.
 - iii. Rear (7th Avenue North): None.
- c. Maximum floor area: None.
- d. Maximum lot coverage: Ninety-two percent (92%).
- e. Maximum height: Sixty-eight (68) feet, subject to the side yard setback requirements.

6. *Off-street parking and loading:* A minimum of one hundred eighty-two (182) parking spaces shall be provided based upon the following requirements:

Use	Ratio	Spaces Required
Multi-family	2 spaces per unit for a total of 54 units	108
Hotel ¹	1.25 spaces per unit for the first 50 units and one space per each additional unit for a total of 57 units	70
Retail	4 spaces per 1,000 square feet for a total of 1,014 square feet	4

Parking for all other uses shall be provided as required in Article VIII, Division 1 of the LDC. A maximum of twenty-five percent (25%) of parking spaces may be compact spaces, which shall be no smaller than 8' x 16'. A minimum of one (1) on-

¹ The City of Jacksonville Beach's Land Development Code (the "LDC") defines "hotel" as "a building or other structure kept, used, maintained, advertised as or held out to the public to be a place where sleeping accommodations are supplied for pay to transient guests or tenants, in which four (4) or more rooms are furnished for the accommodation of such guests; whether or not having one (1) or more dining rooms, restaurants or cafes where meals are served. Such sleeping accommodations and dining rooms, restaurants or cafes, and accessory uses such as gift shops, barber shops or other services primarily intended for the use of the hotel guests, being conducted in the same building or accessory buildings in connection therewith."

site loading space shall be provided, and on-street loading may be utilized in accordance with Ordinance 2020-8152.

7. *Open space requirements:* All residential developments shall provide common open space for amenities or recreational purposes as required by the RD zoning district, attached hereto as Exhibit 7.
8. *Signage:* All signs erected shall be consistent with the goals, objectives, and policies of the adopted Jacksonville Beach Redevelopment Plan and the standards of Article VIII, Division 4.
9. *Landscape standards:* Landscaping shall be consistent with the goals, objectives, and policies of the adopted Jacksonville Beach Community Redevelopment Plan and the standards of Article VIII, Division 3; provided, however, that the required landscape buffer adjacent to the north portion of the western property boundary (contiguous to 160 7th Avenue North) shall be reduced from seven (7) feet to two and one-half (2.5) feet.
10. *Environmental:* The stormwater management and flood protection standards shall be consistent with the goals, objectives, and policies of the Jacksonville Beach Community Redevelopment Plan and the standards in Article VIII, Division 5.
11. *Utility easements:* Easements necessary for the orderly extension and maintenance of public utility systems shall be required where they are necessary to adequately service the development.
12. *Adequate public facilities:* There shall be adequate potable water, sanitary sewer, stormwater management, solid waste, park, roads, police, fire and emergency management services facilities to service the development consistent with the provisions set forth in Article X, Adequate Public Facility Standards.
13. *Comprehensive plan consistency:* The proposed development shall be consistent with the future land use map and the goals, objectives, and policies of the comprehensive plan.
14. *Time limitations:* As required by Section 34-347(c)(3)m of the RD zoning district regulations.
15. *Applicant and professionals:*

Applicant: Jax Beach II LLC
177 4th Avenue North, Suite 200
Jacksonville Beach, FL 32250

Agent: Steve Diebenow and Cyndy Trimmer
Driver, McAfee, Hawthorne & Diebenow, PLLC
One Independent Drive, Suite 1200
Jacksonville, FL 32202
sdiebenow@drivermcafee.com
ctrimmer@drivermcafee.com
(904) 301-1269

Civil Engineer: Joe Mecca and Taylor Hill
Kimley Horn and Associates, Inc.
12740 Gran Bay Parkway West, Suite 2350
Jacksonville, FL 32258
Joe.mecca@kimley-horn.com
taylor.hill@kimley-horn.com
(904) 828 3924 / (904) 828-3919

Architect: Melissa Smith
Dynamik Design
5901 Peachtree Dunwoody Road
Building C, Suite 250
Atlanta, GA 30328
msmith@dynamikdesign.com
(678) 506-8830

EXHIBIT 1

LEGAL DESCRIPTION

Parcel One:

Lots 46, 47, 48 and 49, Flagler Tract, according to the plat thereof recorded in Plat Book 15, page 50, Public Records of Duval County, Florida.

Parcel Two:

Lots 1 and 2, Block 72, Lot 7, Block 72 except that part conveyed in Official Records Book 170, page 518; and the north 50 feet of Lot 8, Block 72, Pablo Beach North, according to the plat thereof recorded in Plat Book 3, page 28, Public Records of Duval County, Florida.

Together with that certain abandoned alley lying south of Lots 1 and 2 and north of Lots 7 and 8, Block 72, said Pablo Beach North, the alley abandoned by Ordinance No. 7298.

Parcel Three:

A part of Lot 7, Block 72, Pablo Beach North, according to the plat thereof recorded in Plat Book 3, page 28, Public Records of Duval County, Florida, being more particularly described as follows:

Beginning at a point where the east line of the right of way of the Florida East Coast Railway crosses the north line of Mier Avenue; thence running east 75 feet to the east line of said Lot 7; thence North along the east line of said Lot 7 a distance of 77 feet to a point; thence west to a point in the west line of said Lot 7 (which point is 80 feet north of said Mier Avenue); thence South along the west line of said Lot 7, a distance of 80 feet to the Point of Beginning.

and

The south 75 feet of Lot 8, Block 72, Pablo Beach North, according to the plat thereof recorded in Plat Book 3, page 28, Public Records of Duval County, Florida.

Parcel Two and Parcel Three combined described as follows:

Lots 1, 2, 7 and 8, Block 72, Pablo Beach North, according to the plat thereof recorded in Plat Book 3, page 28, Public Records of Duval County, Florida.

Together with that certain abandoned alley lying south of Lots 1 and 2 and north of Lots 7 and 8, Block 72, said Pablo Beach North, abandoned by Ordinance No. 7298 (said Ordinance referred to as Ordinance No. 7075 in the Certificate of Title recorded in Official Records Book 6942, page 815, Public Records of Duval County, Florida.

This instrument prepared by
and return to:

M. Lee Johnsey, Jr.,
Balch & Bingham LLP
1901 Sixth Avenue North, Suite 1500
Birmingham, AL 35203-4642

Parcel Identification No.: 173944-0000
174255-0000
174257-0000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and executed as of the 8th day of October, 2021, by DOLPHIN DEPOT, LLC, a Florida limited liability company, whose address is 930 3rd Street, Neptune Beach, FL 32266 (collectively, the "Grantor") to JAX BEACH II LLC, a Florida limited liability company, whose address is 177 4th Avenue N, Jacksonville Beach, FL 32250 ("Grantee").

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of Ten and No/100 dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, its successors and assigns forever, the property located in Duval County, Florida described on Exhibit "A" attached hereto (collectively, the "Real Property").

TOGETHER WITH all the tenements, hereditaments, easements and appurtenances thereto belonging or in anywise appertaining;

TO HAVE AND TO HOLD, the same in fee simple forever;

SUBJECT TO those matters shown on Exhibit "B" attached hereto (Permitted Exceptions), if any,,; existing zoning ordinances and other restrictions as may be imposed by applicable governmental authority; matters which would be shown on a current survey; and taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable; and

SUBJECT TO the matters described above, Grantor specially warrants the title to the Real Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

The Property is not the homestead of the Grantor.

IN WITNESS WHEREOF, Grantor has executed under seal this Special Warranty Deed on the day and year set forth herein above.

Signed, sealed and delivered in the presence of:

GRANTOR:

DOLPHIN DEPOT, LLC, a Florida limited liability company

By:

M. Anthony Roffino
M. Anthony Roffino, Authorized Signatory

Name Printed:

John Eckstein

Name Printed:

John Hidalgo

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 7 day of October, 2021, by means of ☒ physical presence or ☐ online notarization, by M. Anthony Roffino, Authorized Signatory of DOLPHIN DEPOT, LLC, a Florida limited liability company. He is ☐ personally known to me or who ☒ has produced Drivers License as identification.

(NOTARY SEAL)

Kristina Hammons
(Notary Signature)

Kristina Hammons
(Notary Name Printed)

Notary Public Commission No. 1659867



Kristina Hammons
Notary Public, State of Florida
My Comm. Expires 05/03/2025
Commission No. 1659867

Exhibit "A"

Parcel One:

Lots 46, 47, 48 and 49, Flagler Tract, according to the plat thereof recorded in Plat Book 15, page 50, Public Records of Duval County, Florida.

Parcel Two:

Lots 1 and 2, Block 72, Lot 7, Block 72 except that part conveyed in Official Records Book 170, page 518; and the north 50 feet of Lot 8, Block 72, Pablo Beach North, according to the plat thereof recorded in Plat Book 3, page 28, Public Records of Duval County, Florida.

Together with that certain abandoned alley lying south of Lots 1 and 2 and north of Lots 7 and 8, Block 72, said Pablo Beach North, the alley abandoned by Ordinance No. 7298.

Parcel Three:

A part of Lot 7, Block 72, Pablo Beach North, according to the plat thereof recorded in Plat Book 3, page 28, Public Records of Duval County, Florida, being more particularly described as follows:

Beginning at a point where the east line of the right of way of the Florida East Coast Railway crosses the north line of Mier Avenue; thence running east 75 feet to the east line of said Lot 7; thence North along the east line of said Lot 7 a distance of 77 feet to a point; thence west to a point in the west line of said Lot 7 (which point is 80 feet north of said Mier Avenue); thence South along the west line of said Lot 7, a distance of 80 feet to the Point of Beginning.

and

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Exhibit "B"

PERMITTED EXCEPTIONS

1. Recorded Notice of Environmental Resource Permit as set forth by instrument recorded in Official Records Book 19139, page 1148.

EXHIBIT 2

SITE PLAN

EXHIBIT 3

BUILDING ELEVATION DRAWING



1 SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

TREVATO
DEVELOPMENT GROUP

DOLPHIN DEPOT

JACKSONVILLE BEACH, FL
CONCEPTUAL DESIGN • 07/06/22

TDG20221-01

DYNAMIK
DESIGN

© COPYRIGHT 2021 DYNAMIK DESIGN

VICINITY MAP



EXHIBIT 5

AERIAL PHOTOGRAPH



EXHIBIT 6

C-1 ZONING DISTRICT

Sec. 34-342. Commercial limited: C-1.

- (a) *Purpose.* The commercial limited (C-1) zoning district is intended to implement the commercial land use district in the comprehensive plan. It is intended to apply to commercial areas that can exist within close proximity to residential areas without creating an adverse effect on the development and character of such areas.
- (b) *Permitted uses.* The following uses, not to exceed fifty thousand (50,000) square feet in gross floor area for single or multiple use buildings or developments, are permitted as of right in the C-1 zoning district. Buildings or developments containing single or multiple uses listed herein and which exceed fifty thousand (50,000) square feet in gross floor area shall only be approved pursuant to section 34-348 planned unit development: PUD district standards and procedures.
 - (1) Business and professional offices as follows: Building contractors and subcontractors (no storage of vehicles, material or equipment); veterinary services for animal specialties; landscape architects; doctors, dentists, home health care services, and miscellaneous health offices and clinics; legal services; and engineering, architecture, accounting, research, management, and related services.
 - (2) Bakery products manufacturing, in conjunction with the retail sale of the bakery products on the same site.
 - (3) Jewelry and leather products manufacturing, in conjunction with the retail sale of the manufactured products on the same site.
 - (4) Travel agencies.
 - (5) Business offices for communications and utility services (no storage of vehicles, materials, or equipment).
 - (6) Retail trade establishments as follows: Building materials, hardware and garden supplies; general merchandise; food; apparel and accessories; home furniture, furnishing and equipment stores; non-prescription drugs; used merchandise; miscellaneous shopping goods; fuel dealers; florists; tobacco and newsstands; optical goods; and miscellaneous retail goods.
 - (7) Restaurants, except drive-ins; and outdoor restaurants less than or equal to two hundred fifty (250) square feet if alcohol is not served.
 - (8) Financial institutions, insurance and real estate offices.
 - (9) Hotels and motels.
 - (10) Rooming and boarding houses.

- (11) Personal service establishments as follows: Laundry, cleaning and garment services; photography studios; beauty and barber shops; shoe repair shops and shoe-shine parlors; tax preparation services; and miscellaneous personal services.
 - (12) Business service establishments as follows: Advertising; business and consumer credit reporting and collections; mailing reproduction, commercial art and photography and stenographic services; building services; medical and other equipment rental and leasing; personnel supply, excluding labor and manpower pools and similar temporary help services; computer programming, data processing and other computer services; and miscellaneous business services.
 - (13) Automotive rental and leasing.
 - (14) Electrical repair shops and watch, clock and jewelry repair shops.
 - (15) Motion pictures theaters, except drive-in, and video tape rental.
 - (16) Amusement and recreation services as follows: Dance studios and schools; bowling centers; physical fitness facilities; coin operated amusement devices; and membership sports and recreation clubs.
 - (17) Medical and dental laboratories.
 - (18) Child day care services.
 - (19) Adult day care services.
 - (20) Museums and art galleries.
 - (21) Membership organizations, including religious organizations.
 - (22) Government use.
 - (23) Type I home occupations.
 - (24) Auxiliary dwelling unit.
 - (25) Miscellaneous repair shops and related services as follows: Camera, luggage, sewing machine, musical instrument, and precision instrument repair, piano and organ tuning and repair, locksmith, gunsmith, picture framing, and china and pottery decorating and firing to individual order.
 - (26) Mobile food dispensing vehicle as defined in and in accordance with the provisions of section 12-33 Mobile Food Dispensing Vehicles of Chapter 12 Food and Food Products of this Code of Ordinances.
 - (27) Short-term vacation rentals.
- (c) *Accessory uses.* The following uses are permitted as accessory uses in the C-1 zoning district.
- (1) Any use customarily accessory to the permitted and conditional uses in the C-1 zoning district.

- (d) *Conditional uses.* The following uses are permitted as conditional uses in the C-1 zoning district, subject to the standards and procedures established in section 34-221 et seq.
- (1) Job or quick print commercial printing.
 - (2) Motor vehicle dealers, new and/or used; auto and home supply stores; gasoline service stations; and boat, recreational vehicle and motorcycle dealers.
 - (3) Bar, lounge, nightclub, tavern or other drinking place.
 - (4) Package liquor store.
 - (5) Camps and recreational vehicle parks.
 - (6) Carwashes and automotive repair; except top, body and upholstery repair and paint shops.
 - (7) Funeral homes.
 - (8) Drive in motion picture theaters.
 - (9) Amusement parks.
 - (10) Hospitals, and nursing and personal care facilities.
 - (11) Essential public services.
 - (12) Educational services.
 - (13) Golf courses.
 - (14) Cemeteries.
 - (15) Multiple family dwellings, subject to section 34-339 residential, multiple family: RM-1, except that the maximum building height shall be determined in accordance with paragraph (e)(6) of section 34-342, and that for properties located east of 3rd Street, the minimum lot size shall be determined in accordance with paragraph (e)(3)a. of section 34-340.
 - (16) Mobile home parks.
 - (17) Commercial recreation facilities such as shooting galleries, outdoor skating rinks, amusement parks, go kart tracks, miniature golf courses and similar outdoor uses.
 - (18) Type II home occupations.
 - (19) Microbrewery.
 - (20) Outdoor restaurants or bars.
 - (21) Miscellaneous repair shops and related services as follows: Taxidermist, lawnmower repair, and window and blind fabrication and repair.
 - (22) Pharmacy.
 - (23) Medical marijuana treatment center dispensing facilities.

- (e) *Dimensional standards.* The following dimensional standards shall apply to all permitted, conditional, and accessory uses in the C-1 Zoning District.
- (1) *Minimum lot area:* None.
 - (2) *Minimum lot width:* None.
 - (3) *Minimum yards:*
 - a. *Front yard:* Ten (10) feet.
 - b. *Side yard:* None, except where adjacent to streets. If adjacent to a street ten (10) feet, for a corner lot, the side yard on the corner shall be ten (10) feet.
 - c. *Rear yard:* None. For oceanfront lots, the rear yard shall be the yard adjacent to the ocean, or the easterly yard, and the front yard shall be the westerly yard, or yard opposite the rear yard.
 - (4) *Floor area:* None.
 - (5) *Maximum lot coverage:* Eighty-five (85) percent.
 - (6) *Height:* Thirty-five (35) feet.
- (f) *Off-street parking and loading.* The off-street parking and loading standards for the C-1 zoning district are found in Article VIII, Division 1.
- (g) *Supplemental standards.* The supplemental standards for the C-1 zoning district are found in Article VIII, Division 2.
- (h) *Landscape standards.* The landscape standards for the C-1 zoning district are found in Article VIII, Division 3.
- (i) *Sign standards.* The sign standards for the C-1 zoning district are found in Article VIII, Division 4.
- (j) *Environmental standards.* The environmental standards for the C-1 zoning district are found in Article VIII, Division 5.
- (k) *Prohibited use.* The business of outdoor advertising.
- (Ord. No. 7500, § 7.2(G), 8-19-91; Ord. No. 96-7681, § 2, 10-21-96; Ord. No. 96-7689, § 2, 12-16-96; Ord. No. 97-7695, § 1, 2-3-97; Ord. No. 99-7774, § 4, 10-18-99; Ord. No. 2001-7810, § 1, 7-16-01; Ord. No. 2002-7838, § 2, 7-15-02; Ord. No. 2003-7860, §§ 3, 4, 10-6-03; Ord. No. 2003-7861, § 1, 10-6-03; Ord. No. 2005-7899, § 4, 4-4-05; Ord. No. 2005-7904, § 1, 6-20-05; Ord. No. 2011-7999, § 1, 5-16-11; Ord. No. 2014-8042, § 2, 2-3-14; Ord. No. 2015-8065, § 10, 12-7-15; Ord. No. 2018-8104, § 3, 2-19-18; Ord. No. 2019-8118, § 10, 9-16-19; Ord. No. 2020-8145, § 4, 9-21-20; Ord. No. 2021-8168, § 3, 2-7-22)

EXHIBIT 7

RD ZONING DISTRICT

Sec. 34-347. Redevelopment district: RD.

- (a) *Purpose and intent.* The RD zoning district classification is designed to achieve a diversity of uses in a desirable environment through the application of flexible land development standards and to foster creative design and planning practices in the Jacksonville Beach Downtown Redevelopment Area in order to encourage economic vitality and redevelopment pursuant to the objectives of the Jacksonville Beach Community Redevelopment Plan.
- (b) *RD zoning district boundaries.*
 - (1) *General.* The RD zoning district boundaries include all lands lying in and bounded by the mean low water mark of the Atlantic Ocean and the centerline of the following streets: Thirteenth Avenue South, Third Street (State Route A-1-A), and Ninth Avenue North.
 - (2) *Subdistricts.* The boundaries of the RD zoning district may be further described by the following subdistricts:
 - a. *Downtown subdistrict:* That portion of the RD zoning district lying in and bounded by the mean low water mark of the Atlantic Ocean and the centerline of the following streets: First Avenue South, Third Street (State Route A1A), and Fifth Avenue North.
 - b. *North subdistrict:* That portion of the RD zoning district lying in and bounded by the mean low water mark of the Atlantic Ocean and the centerline of the following streets: Fifth Avenue North, Third Street (State Route A1A), and Ninth Avenue North.
 - c. *South subdistrict:* That portion of the RD zoning district lying in and bounded by the mean low water mark of the Atlantic Ocean and the centerline of the following streets: Thirteenth Avenue South, Third Street (State Route A1A), and First Avenue South.
- (c) *Procedure.*
 - (1) *General overview.* Land that is not zoned RD but seeks to be rezoned to Redevelopment District: RD must comply with Article VI, Division 3 standards and must also receive approval of a preliminary development plan pursuant to the procedures and standards of this section. The preliminary development plan for an RD zoning district classification must then receive approval of a development plan pursuant to the procedures and standards of section 34-251 et seq.
 - (2) *Preapplication conference.*
 - a. *Submission of application.* Before submitting an application for rezoning and preliminary development plan for RD zoning district classification, an applicant

shall request in writing a preapplication conference with the planning and development director. Accompanying the request for a preapplication conference shall be an application in the form established by the planning and development director and made available to the public, and a nonrefundable application fee which is established from time to time by the city council to defray the actual cost of the preapplication conference.

- b. *Scheduling of preapplication conference.* Within ten (10) working days after the planning and development director determines that the application is sufficient, a preapplication conference shall be scheduled with the applicant, representatives of the Jacksonville Beach Community Redevelopment Agency, such other city departments and, state or federal agencies that may be involved in the review and processing of the application. The applicant shall be notified in advance by the planning and development director about which other city departments, state and federal agencies will be involved in the preapplication conference and the time, date and place of the conference.
- c. *Preapplication conference issues.* At the preapplication conference, the planning and development director, the applicant, representatives of the Jacksonville Beach Community Redevelopment Agency, and the representatives from other city departments, state and federal agencies shall discuss the proposed development and the following issues as they relate to the application for an RD zoning district designation:
 - 1. The existing characteristics of the site proposed for development or redevelopment including but not limited to existing built land uses, vacant areas, land ownership and existing densities;
 - 2. The relationship between the proposed development, existing land uses, and surrounding land uses;
 - 3. The status of existing and proposed on-site streets, utilities or other public and private facilities to serve the proposed development; and
 - 4. The status of public facilities that would serve the proposed development, specifically as it relates to the CIE of the comprehensive plan;
- d. *Written summary.* Within ten (10) working days of the preapplication conference, the planning and development director shall provide the applicant with a written summary of the preapplication conference. One (1) copy of this written summary shall be submitted by the applicant to the planning and development director at the time of submission of the application for development permit.

(3) *Preliminary development plan for an RD zoning district.*

- a. *Submission of application.* Following the preapplication conference, an application for rezoning and a preliminary development plan for RD zoning district classification shall be submitted to the planning and development director, along with a nonrefundable application fee which is established from time to time by the city council to defray the actual cost of processing the application.

- b. *Contents of application.* The rezoning and preliminary development plan application shall include the following information:
1. The names, address, and telephone number of the owners of record of the land proposed for development.
 2. The name, address, and telephone number of the developer, if different from the owner, and an explanation of the difference.
 3. The name, address and telephone number of the agent of the applicant, if there is an agent.
 4. The name, address, and telephone number of the all land use, environmental, engineering, economic, or other professionals that are assisting with the application.
 5. The name, address and legal description of the land on which the preliminary development plan is proposed to occur, with attached copies of any instruments referenced, such as but not limited to deeds, plats, easements, covenants and restrictions.
 6. A copy of the relevant Duval County Property Assessment Map, showing the exact location of the land proposed for development, with the boundaries already marked.
 7. An eight and one-half (8½) by eleven (11) vicinity map locating the proposed land for development.
 8. A statement of the planning objectives to be achieved by the planned redevelopment activity and its consistency with the Jacksonville Beach Community Redevelopment Plan. The statement shall include a detailed description of the character of the proposed development, including information relative to the architectural style of the proposed development.
 9. A statement of the applicant's intentions with regard to the form of ownership contemplated for the development when construction is completed, e.g., sale or lease of all or some of the development including rental units, condominiums, or fee simple conveyance.
 10. A description of the proposed development, including:
 - i. The number and type of residential dwelling units.
 - ii. The approximate gross density for the residential development.
 - iii. The amounts of land and building square footages for nonresidential developments, by type of use, including any portions to be reserved for public use.
 - iv. Calculations showing the total lot coverage for building and accessory uses.

11. A concept plan showing the location of all proposed buildings, the proposed traffic circulation system, and parking facilities.
 12. A tentative development schedule indicating:
 - i. The approximate date when construction of the development can be expected to begin.
 - ii. The stages in which the development will be built and the approximate date when construction on each stage can be expected to begin.
 - iii. The approximate date when each stage of development will be completed.
- c. *Determination of sufficiency.* The planning and development director shall determine if the application is sufficient within ten (10) working days after it is submitted.
1. If the planning and development director determines the application is not sufficient, a written notice shall be mailed to the applicant specifying the application's deficiencies. No further action shall be taken on the application until the deficiencies are remedied.
 2. When the application is determined sufficient, the planning and development director shall notify the applicant, in writing, of the application's sufficiency and that the application is ready for review pursuant to this section.
- d. *Review and report.* On the day the application is determined sufficient, the planning and development director shall forward the application to the Jacksonville Beach Redevelopment Agency for its review and recommendation. Within twenty-five (25) working days after the receipt of the application, the Jacksonville Beach Redevelopment Agency shall review the application and prepare a report recommending approval, approval with conditions or denial, based on the standards in section 34-347(c)(3). The planning and development director shall mail a copy of the redevelopment agency report to the applicant on the day the report is completed, along with written notification of the time and place the application will be considered by the planning commission at a public hearing.
- e. *Public hearings.* The planning commission shall hold one (1) public hearing and the city council shall hold two (2) public hearings on a preliminary development plan for a RD zoning district classification when the amendment would affect five (5) percent or more of the total land area of the city. The second public hearing before the city council shall be held approximately two (2) weeks after the first public hearing. The day, time, and place at which the second city council public hearing will be held shall be announced at the first public hearing. The planning commission and the city council each shall hold at least one (1) public hearing on a proposed preliminary development plan for a RD zoning district when that

amendment would affect less than five (5) percent of land in the city. The public hearings shall be held after 5:00 p.m. on a weekday.

- f. *Notice.* The planning and development director shall provide notice of the public hearings pursuant to the requirements of section 34-154(b).
- g. *Action by planning commission.* The planning commission public hearing on the application shall be conducted pursuant to the procedures in section 34-151 et seq. At the public hearing, the planning commission shall consider the application, the recommendation of the Jacksonville Beach Redevelopment Agency, comments of the applicant and city staff, and public testimony. After close of the public hearing, the planning commission shall recommend to the city council approval, approval with conditions, or denial of the requested rezoning and preliminary development plan for the RD zoning district classification. In reviewing and making a recommendation, the planning commission shall apply the standards in section 34-211 governing rezonings.
- h. *Action by the city council.*
 - 1. *Scheduling of public hearing.* Upon notification of the recommendation of the planning commission, the application and recommendation shall be forwarded to the city council for the scheduling of a public hearing at the first available regularly scheduled meeting by which time the public notice requirements can be satisfied, or such time as it is mutually agreed upon by the applicant and planning and development director.
 - 2. *Decision.* At the public hearing, the city council shall consider the application, the recommendation of the Jacksonville Beach Redevelopment Agency, the recommendation of the planning commission, and comments of the applicant and city staff. After the close of the public hearing, the city council shall approve, approve with conditions, or deny the rezoning application and preliminary development plan pursuant to the standards in section 34-211.
- i. *Standards.* A preliminary development plan for a RD zoning district designation shall comply with the following standards:
 - 1. *Land area.* Development shall be approved only on land having an area which is deemed to be adequate and appropriate.
 - 2. *Permitted uses.*
 - i. Uses shall be governed by the provisions of the Jacksonville Beach Community Redevelopment Plan and shall be appropriate for the location requested, compatible with other existing or proposed uses in the general vicinity, and consistent with the adopted Jacksonville Beach Community Redevelopment Plan.
 - ii. The following uses are specifically prohibited:

- a) Manufacturing., except for activity related to the production of items designed for sale at retail on the premises such as arts and crafts, jewelry, or bakery goods.
 - b) Outdoor storage yards of any kind, including junk yards.
 - c) Wholesale trade, warehouse, and distribution establishments.
 - d) Cemeteries.
 - e) Mobile home parks.
 - f) Motor vehicle repair, services, and garages.
 - g) Transportation and transportation service establishments, except terminal and service facilities for passenger transportation.
 - h) Petroleum and petroleum products receiving, storage/and distribution.
 - i) Veterinary services and kennels.
 - j) Recreational vehicle or travel trailer parks.
 - k) Commercial and industrial laundries.
 - l) Cold storage and ice processing plants.
 - m) Contract construction establishments.
 - n) Rooming and boarding houses.
3. *Residential density.* The maximum density allowed for residential development shall not exceed forty (40) dwelling units per gross acre, or two (2) dwelling units for the first five thousand (5,000) square feet, plus one (1) dwelling unit for each additional one thousand (1,000) square feet of land, whichever is the strictest.
4. *Area and setback requirements.* Minimum lot area, minimum width, yard setbacks, and maximum lot coverage shall be consistent with the goals, objectives and policies of the Jacksonville Beach Community Redevelopment Plan, comparable to the remainder of the planned redevelopment, and comparable to the existing and proposed development of the surrounding area. The maximum building height allowed shall be thirty-five (35) feet.
5. *Traffic circulation control and parking.*
- i. A suitable transportation and traffic control plan shall be provided showing the utilization of existing roads for access to the proposed development, and their relationship to on-site driveways, parking and loading areas, refuse collection points, sidewalks, bike paths, and other traffic-related facilities. The suitability of the proposed

traffic management system shall be determined, in part, by the potential impact of the development on safety, traffic flow and control, accessibility for emergency vehicles, and consistency of the development with the provisions of the Jacksonville Beach Community Redevelopment Plan.

- ii. Principal vehicular access points shall be designed to permit smooth traffic flow and minimize hazards to vehicular and pedestrian ways. Minor streets within a Preliminary Development Plan shall not be connected to streets outside the site in such a way as to encourage their use by through traffic.
6. *Off-street parking and loading.* Off-street parking and loading shall be provided in a planned and coordinated manner consistent with the provisions of the Jacksonville Beach Community Redevelopment Plan.
7. *Open space requirements.* All residential developments shall provide common open space for amenities or recreational purposes. The use of the open space or recreational areas shall be appropriate for the scale and character of the proposed residential development based on consideration of the size, density, anticipated population, topography, and the type of dwelling units. The common open space or recreational area shall be suitably improved for its intended use and the buildings, structures, and improvements permitted in the common areas shall be appropriate to the uses which are authorized for such areas.
8. *Signage.* All signs erected shall be consistent with the goals, objectives, and policies of the adopted Jacksonville Beach Redevelopment Plan and the standards of Article VIII, Division 4.
9. *Landscape.* Landscaping shall be consistent with the goals, objectives, and policies of the Jacksonville Beach Community Redevelopment Plan and the standards of Article VIII, Division 3.
10. *Environmental.* The stormwater management and flood protection standards shall be consistent with the goals, objectives, and policies of the Jacksonville Beach Community Redevelopment Plan and the standards in Article VIII, Division 5.
11. *Utility easements.* Easements necessary for the orderly extension and maintenance of public utility systems shall be required where they are necessary to adequately service the development.
12. *Adequate public facilities.* There shall be adequate potable water, sanitary sewer, stormwater management, solid waste, park, roads, police, fire and emergency management services facilities to service the development. The application shall comply with the standards in Article IX, Adequate public facilities standards.

13. *Comprehensive plan consistency.* The proposed development shall be consistent with the future land use map and the goals, objectives, and policies of the comprehensive plan.
- j. *Conditions.* The Jacksonville Beach Redevelopment Agency and the planning commission shall have the authority to recommend, and the city council shall have the authority to impose such conditions on a preliminary development plan for an RD zoning district designation that are necessary to accomplish the purposes of this section, this code, and the comprehensive plan.
- k. *Effect of development order for an RD zoning district designation.* Issuance of a development order for RD zoning district classification shall constitute an amendment to the official zoning map to RD zoning district. It shall also be deemed to authorize the applicant to submit to the planning and development director an application for development permit for the approved preliminary RD development plan pursuant to section 34-251 et seq. No development plan shall be accepted for review and consideration unless the RD zoning district classification and preliminary RD development plan have been approved and remain valid and in effect.
- l. *Recordation.* The adopted Redevelopment District: RD ordinance shall be recorded in the office of the Duval County Clerk, and shall be binding upon the property owners subject to the development order, their successors and assigns, and shall constitute the development regulations for the property. Development of the property shall be limited to the uses, density, configuration, and all other elements and conditions set forth on the adopted preliminary RD development plan. Failure on the part of the applicant to record the Redevelopment District: RD ordinance within a period of one hundred eighty (180) days following its adoption by the city council shall render the plan invalid.
- m. *Time limitations.* Receipt of a development order for an RD zoning district classification shall expire at the end of one (1) year after the date of its initial approval unless an application for a development permit for a development plan has been submitted to the planning and development director. Only one (1), one-year extension shall be granted for an RD zoning district classification by the city council, upon written application to the planning and development director. Written application requesting the extension shall be submitted to the planning and development director no later than thirty (30) working days before the date that the development order is to expire. Failure to submit an application for a final development plan within the time limits established by this section shall render null and void the development order for the preliminary development plan and RD zoning district classification.
- n. *Minor deviation to preliminary development plan for an RD zoning district designation.* A minor deviation may be made from the preliminary development plan upon written approval of the planning and development director. Minor deviations which shall be authorized are those that appear necessary in light of

technical or engineering considerations first discovered during actual development that are not reasonably anticipated during the initial approval process, and shall be limited to the following:

1. Alteration of the location of any road or walkway by not more than five (5) feet;
 2. Alteration of the building envelope of up to five (5) percent, provided such alteration complies with the requirements of this Code.
 3. Reduction of the total amount of open space by not more than five (5) percent, provided that such reduction does not permit the required open space to be less than that required by this Code.
 4. Alterations of the location, type, or quality of required landscaping elements, if it complies with this Code.
- o. *Amendments to preliminary development plan.* A preliminary development plan may be amended only pursuant to the procedures established for its original approval as otherwise set forth in this section.
- (4) *Development plan.* An application for a development plan shall be submitted within one (1) year of receipt of a development order for RD zoning district classification, or the development order shall become immediately void.

(Ord. No. 7500, § 7.2(L), 8-19-91; Ord. No. 99-7776, § 1, 12-6-99; Ord. No. 2001-7810, § 1, 7-16-01; Ord. No. 2004-7878, § 1, 7-19-04; Ord. No. 2005-7899, § 7, 4-4-05; Ord. No. 2014-8042, § 6, 2-3-14; Ord. No. 2015-8065, § 15, 12-7-15 ; Ord. No. 2018-8103, § 1, 2-19-18)